

304 RAYMOND ROAD

CANDIA, NEW HAMPSHIRE



FOUR UNIT SMALL
BAY INDUSTRIAL

20,000 SF WAREHOUSE
ON 22.21 ACRE SITE

Marcus & Millichap

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EXECUTIVE SUMMARY

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THE OFFERING

MARCUS & MILLICHAP, AS EXCLUSIVE LISTING AGENT, IS PLEASED TO PRESENT 304 RAYMOND ROAD IN CANDIA, NH. A 20,000 SQUARE-FOOT STEEL-FRAMED, CLEAR-SPAN INDUSTRIAL FACILITY BUILT IN 2006. THE PROPERTY CONSISTS OF FOUR INDIVIDUAL UNITS RANGING FROM 3,000 TO 6,500 SQUARE FEET, WITH 16' TO 18' CLEAR HEIGHTS, SEVEN DRIVE-IN OVERHEAD DOORS (FOUR AT 16'), AND 800-AMP, 480-VOLT HEAVY POWER, MAKING IT IDEAL FOR INDUSTRIAL, MANUFACTURING, OR LIGHT COMMERCIAL USES. THE BUILDING INCLUDES ±2,000 SQUARE FEET OF OFFICE SPACE, AS WELL AS 18,000 SQUARE FEET OF FUNCTIONAL WAREHOUSE SPACE SERVICED BY A MIX OF LED AND FLUORESCENT LIGHTING AND HEATED BY GAS.

THE BUILDING IS SITUATED ON A 22.21-ACRE PARCEL WITH 20,000 SQUARE FEET OF PAVED PARKING & YARD SPACE AND IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEMS. LOCATED LESS THAN 3 MILES FROM ROUTE 101 AND WITHIN EASY REACH OF US-3 AND I-93, THE PROPERTY OFFERS EXCELLENT ACCESSIBILITY AND CONNECTIVITY FOR BOTH LOCAL AND REGIONAL OPERATIONS. CURRENTLY OCCUPIED BY TENANTS ON SHORT-TERM, AT-WILL LEASES, THIS PROPERTY PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR OWNER/USERS OR INVESTORS SEEKING INCOME-GENERATING POTENTIAL IN A WELL-LOCATED, VERSATILE ASSET.

NOTE: SELLER TO PAY FOR NEW ROOF AT CLOSING.

OFFERING SUMMARY

PURCHASE PRICE	\$2,600,000
PRICE/SF	\$130.00/SF
GROSS BUILDING AREA	+/- 20,000 SF
YEAR BUILT	2000 / 2016
LOT SIZE	22.21 AC
OCCUPANCY	100%
CLEAR HEIGHT	16'-18'
PARKING	59

INVESTMENT HIGHLIGHTS

- 20,000 SF STEEL-FRAMED CLEAR-SPAN INDUSTRIAL FACILITY | 16'-18' CLEAR HEIGHTS | BUILT 2000
- FOUR UNITS (3,000-6,500 SF) | SEVEN DRIVE-IN DOORS | 800-AMP, 480-VOLT HEAVY POWER
- 22.21-ACRE PARCEL | 20,000 SF PAVED PARKING & YARD | PRIVATE WELL & SEPTIC
- LESS THAN 3 MILES TO ROUTE 101 | EASY ACCESS TO US-3 AND I-93 | STRONG CONNECTIVITY FOR LOCAL AND REGIONAL OPERATIONS
- OWNER-USER OR INVESTMENT OPPORTUNITY | SHORT-TERM TENANTS IN PLACE | INCOME-GENERATING POTENTIAL



\$2,600,000
PURCHASE PRICE



AT WILL
LEASE TERMS



\$130.00/SF
PRICE/SF



22.21 AC
LOT SIZE



(4) FOUR
UNITS



2000
YEAR BUILT

An aerial photograph of a large, modern industrial building with a flat roof and multiple windows. The building is surrounded by a parking lot filled with cars and some trees. The image is overlaid with a dark blue gradient and a horizontal orange line.

PROPERTY **DETAILS**

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PROPERTY SPECIFICATIONS

GENERAL

GROSS BUILDING AREA	+/- 20,000 SF
TOTAL WAREHOUSE SF	+/- 18,000 SF
TOTAL OFFICE SF	+/- 2,000 SF
LOT SIZE	+/- 22.21 AC
YEAR BUILT	2000
ZONING	Light Industrial
CLEAR HEIGHT	16'-18'
ROOF TYPE/AGE	Installed Prior or Credited At Closing
COLUMN SPACING	Clear Span
PARKING SPOTS	59 Spaces
CONSTRUCTION TYPE	Metal w/ Steel Frame
FLOOR SLAB THICKNESS	6"
STORIES / FLOORS	1 (+/- 2,000 SF Mezz)
ANNUAL RE TAXES (2026)	\$11,533.49 (2025)

TRUCK LOADING

LOADING DOCKS	None
DRIVE-IN DOORS	7 (Four 16' x 8' & Three 12' x 8')

MECHANICAL

HVAC	Four (4) Gas Fired Hot Air Furnace
ELECTRICAL	800-Amp, 480-Volt
SPRINKLER	N/A
LIGHTING	LED & Fluorecent Mix

UTILITIES

WATER/SEWER	Well/Septic
GAS	Propane
ELECTRIC	Eversource

BUILDING OVERVIEW

20,000 SF TOTAL
GBA

7 DRIVING
DOORS

0.50 AC OUTDOOR
STORAGE

16'-18' CLEAR
HEIGHT

22.21 AC TOTAL
ACRES



PARCEL OUTLINE

22.21 AC

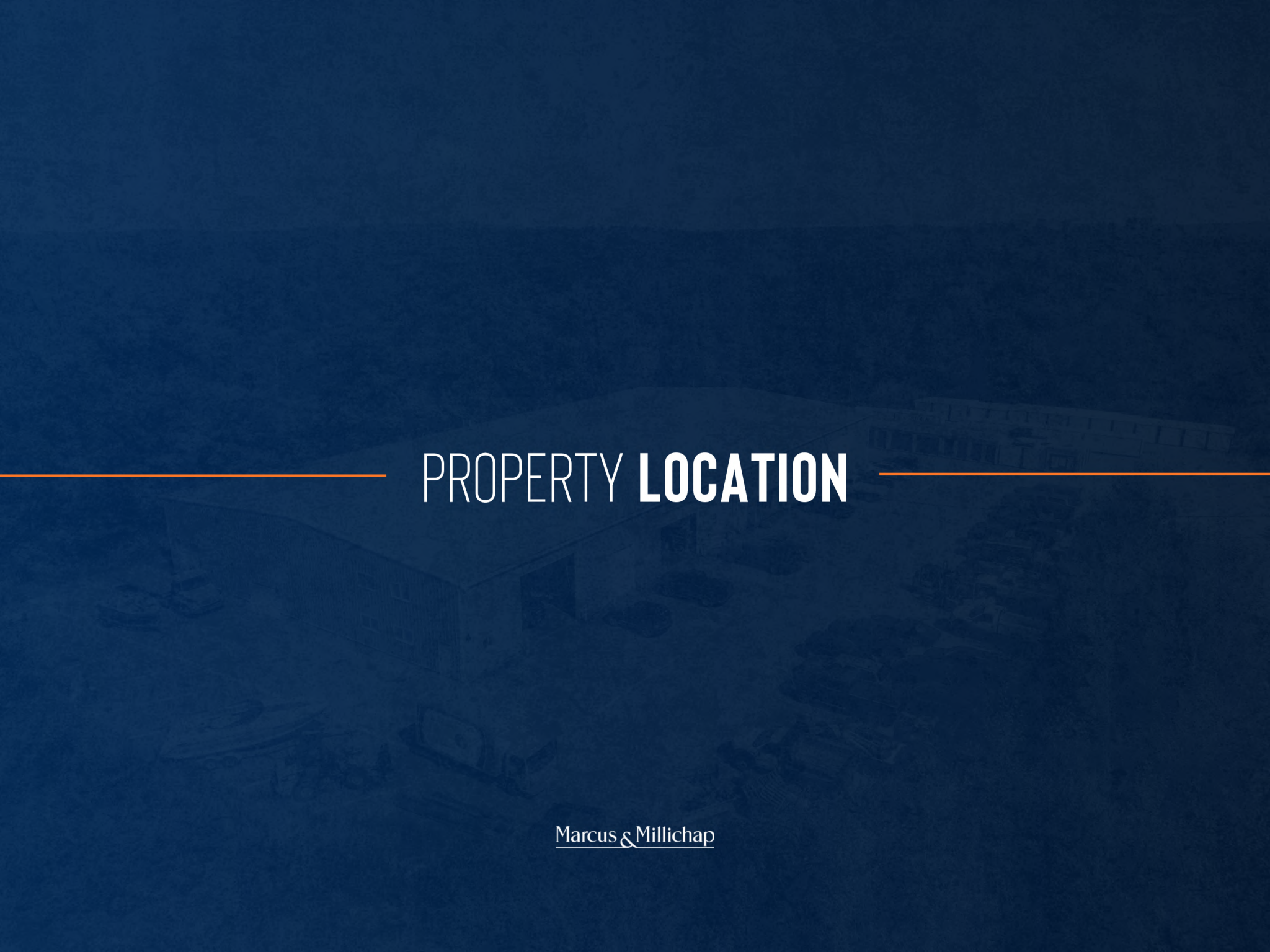


PROPERTY **PHOTOS**

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BUILDING PHOTOS



An aerial photograph of a large, modern industrial building with a flat roof and multiple windows. The building is surrounded by a parking lot with several vehicles. In the background, there are trees and a clear sky. The image is overlaid with a dark blue gradient and a white horizontal line.

PROPERTY **LOCATION**

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ACCESSIBILITY

304 RAYMOND ROAD

Hooksett

SOUTH HOOKSETT

Manchester

Auburn

Candia

East Candia

Raymond

Chester

Bedford

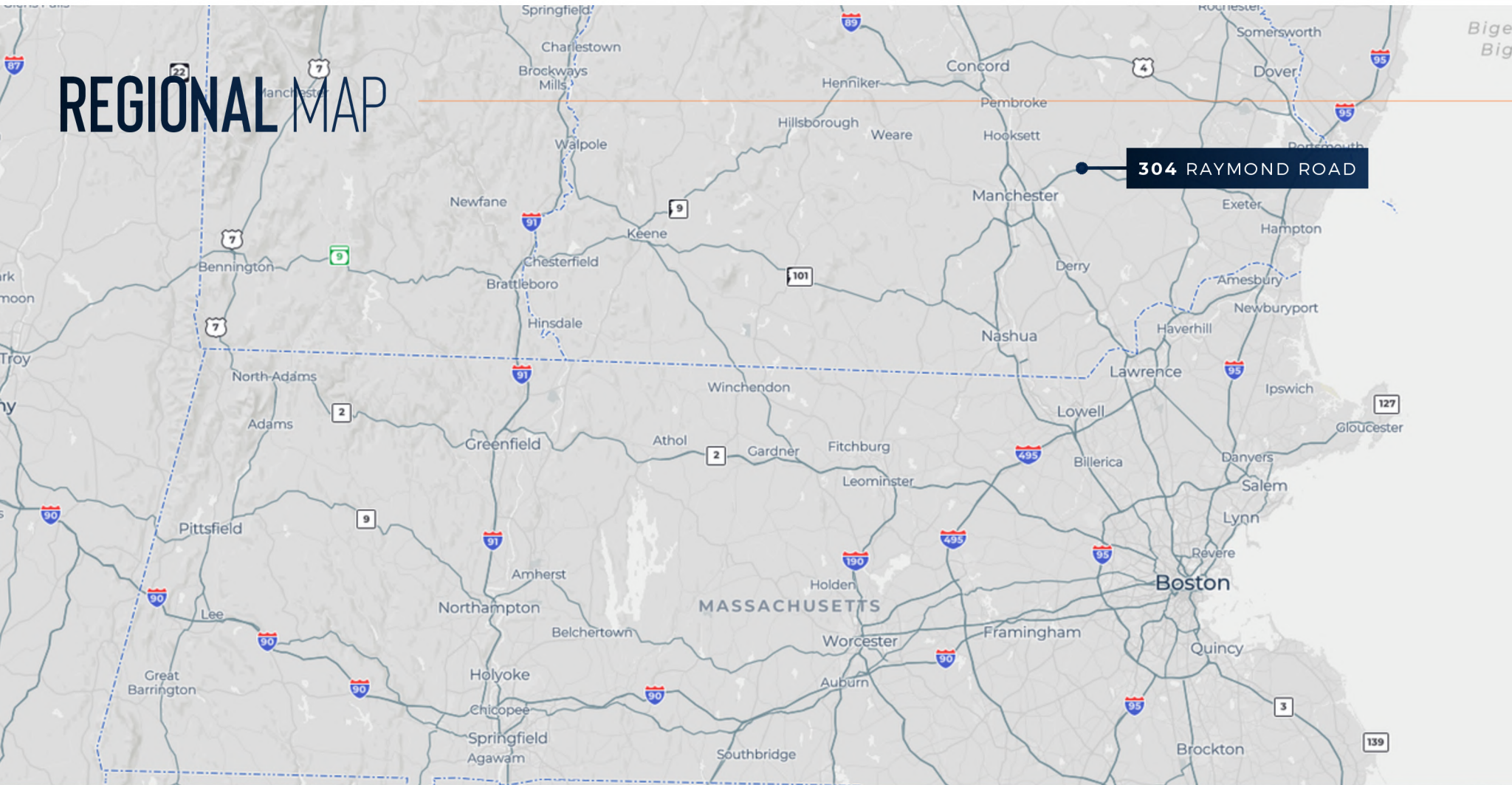
Interstates: 93, 293

State Routes: 27, 101, 102, 28

A blue shield-shaped sign with a red top bar containing the word "INTERSTATE" in white. The number "293" is written in large white digits on the blue background.

PROPERTY LOCATION | ACCESSIBILITY 16

REGIONAL MAP



TRAVEL DISTANCES

MANCHESTER, NH 12 MILES	HOOKSETT, NH 10 MILES	CONCORD, NH 22 MILES	LONDONDERRY, NH 14 MILES
PORTSMOUTH, NH 38 MILES	NASHUA, NH 29 MILES	DERRY, NH 14 MILES	RAYMOND, NH 7 MILES

BOSTON-NORTH INDUSTRIAL OVERVIEW

THIS INDUSTRIAL PROPERTY OFFERS A STEADY INCOME STREAM, A STRONG LOCATION, AND ROOM FOR LONG-TERM GROWTH. THE BUILDING'S MODERN LAYOUT, RELIABLE INFRASTRUCTURE, AND FLEXIBLE FLOOR PLAN SUPPORT A WIDE RANGE OF USERS, MAKING IT A STABLE CHOICE FOR INVESTORS SEEKING DURABLE PERFORMANCE. NEARBY TRANSPORT ROUTES ADD EFFICIENCY FOR DISTRIBUTION AND MANUFACTURING, WHILE THE CLEAN SITE AND WELL-KEPT GROUNDS STRENGTHEN LONG-TERM VALUE.

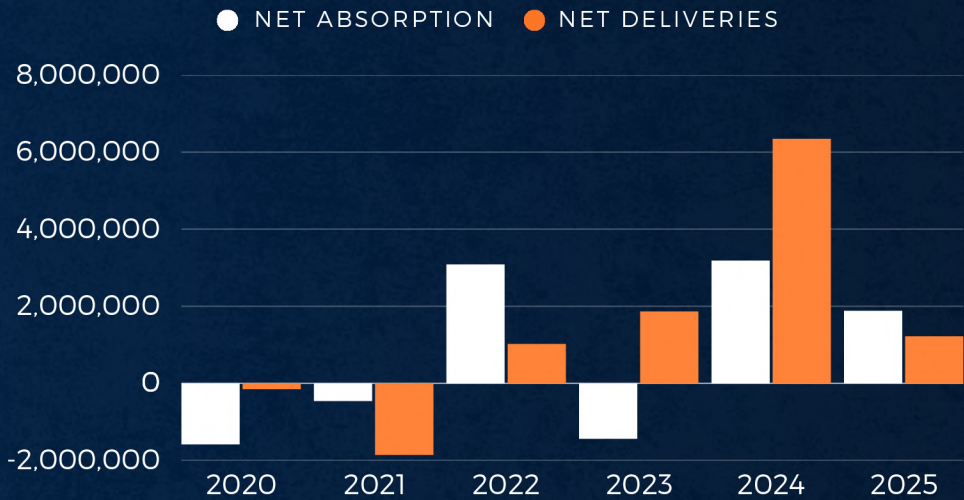
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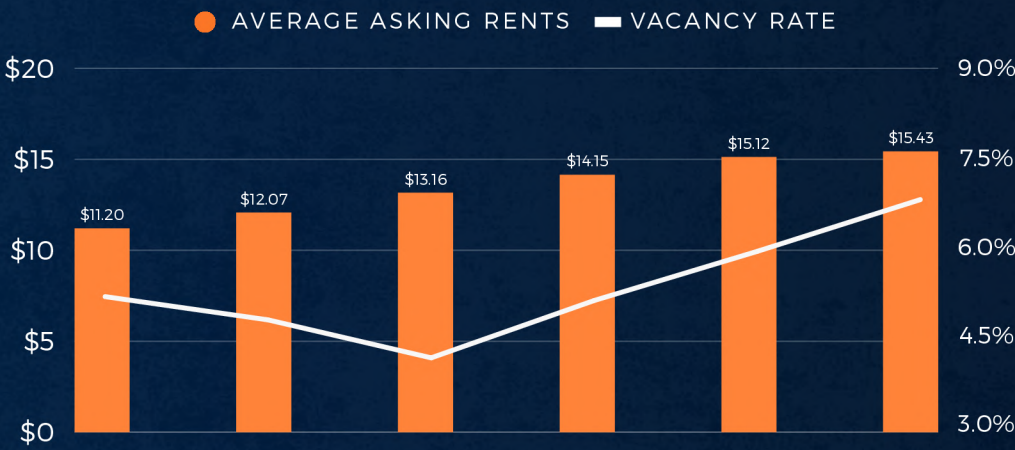
BOSTON INDUSTRIAL FUNDAMENTALS (2025)

EXISTING SUPPLY	251,000,000 SF
YTD NET ABSORPTION	(1,909,243) SF
SUPPLY UNDER CONSTRUCTION	2,252,704 SF
YTD DELIVERIES	1,533,585 SF
VACANY RATE	7.30%
AVERAGE ASKING RENT PSF	\$15.43 NNN
36-MONTH MARKET RENT GROWTH	19.89%

SUPPLY & DEMAND



AVERAGE ASKING RENTS & VACANCY



304 RAYMOND ROAD

CANDIA, NEW HAMPSHIRE

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